

**PROVIDENCE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MEETING: September 29, 2011**

**PHA Conference Room 100 Broad Street Providence, RI 02903**

**CALL TO ORDER**

**Chairman Waldman called the meeting to order at 5:00 PM.**

**ROLL CALL**

**The Executive Director called the roll:**

**Present: Absent:**

**Paul F. Waldman John Iglioizzi**

**Dolores Casella Hilary Silver (Excused)**

**Dorothy Waters Kevin Jackson (Excused)**

**JT Taylor**

**Venuz Madrid**

**Roger Giraud**

**Thomas Ryan**

**Nicholas Narducci**

**Eight members were present constituting a quorum to conduct business.**

**APPROVAL OF MINUTES (8-25-11)**

**Commissioner Cascella moved to approve the meeting minutes of 8-25-11. The motion was seconded by Commissioner Narducci. The chairman called for a vote. The minutes were approved unanimously.**

## **RESIDENT'S COMMENTS**

**Commissioner Cascella reported that the fire safety and following hot dog roast at Dominica Manor on Wednesday went very well. Although the Fire Department did not attend, Melissa Sanzaro gave an excellent presentation.**

## **CHAIRMAN'S REPORT**

### **Passing of Lou Tomasso**

**Chairman Waldman stated that Lou Tomasso, who retired from the PHA Finance department last year, passed away on September 17th after a short illness. He was a valued employee of the PHA for 23 years, and was the Director of the Finance Department from 2006 to 2010. The board observed a moment of silence for Mr. Tomasso.**

### **FY 2010 PHAS Score**

**Chairman Waldman announced that the PHA received 91 points for the FY 2010 Public Housing Assessment System score, which means that we are once again designated a "High Performer".**

**Commissioner Ryan stated that it is a real accomplishment, and that the PHA should get the word out about it. He also informed the board that per HUD regulations, the local HUD office also needs to**

**recognize the PHA for its accomplishment.**

### **Ideas for Board Retreat**

**Chairman Waldman requested that each of the Commissioners think about topics they would like to cover at the spring Board Retreat, and pass their ideas on to him, Stephen or Beth.**

### **COMMITTEE REPORTS:**

#### **Asset Management/Capital Improvements**

**Commissioner Madrid presented the committee's report citing major projects underway including the modernization project for the Section 8 and Resident Selection work areas, the awarding of a contract for an authority-wide server virtualization project, and new roofs at three buildings at Manton Heights. [See the attached committee report.]**

#### **Budget, Finance & Audit Committee**

**Commissioner Giraud stated that the authority is currently being funded by HUD at a 95% proration, but that the final 2011 proration has still not been announced. He stated that income is exceeding expectations and our expenditures are less than projected. [See the attached committee report.]**

#### **Resident Services Committee**

**Bartola Ovalles, Hi-rise Programs Manager, provided a report on activities conducted by the Resident Services Department, including**

**a progress report on the Family Success Center and a list of fall adult education and training programs. [See the attached committee report.]**

## **EXECUTIVE DIRECTOR'S REPORT**

### **Monthly Management Report**

**The Executive Director presented the August MMRs to the board and indicated that all key performance indicators were positive with the exception of rent collections. He reminded the Commissioners that he is always available to answer questions about the report.**

### **Capital Fund Program Status Report**

**Mr. O'Rourke stated that all of the capital fund projects are on schedule and referred the Commissioners to the Monthly Management Report.**

### **VASH Vouchers**

**Mr. O'Rourke announced that the PHA has received 20 more project-based Veteran's Affairs Supportive Housing Vouchers that will be used in conjunction with housing developed by ARC of Woonsocket at an old mill on Douglas Avenue. The mill will be renovated using a variety of sources with the rental subsidies supplied by the PHA.**

### **FY 2012 Budget: House Appropriations Subcommittee**

**The Executive Director presented a slideshow about the FY 2012**

**Budget. Given the current HUD, House, and Senate proposals, it appears likely that the Operating Subsidy will be decreased 14-16% resulting in a loss of \$1.9 - \$2.2 million of income for the PHA. The Capital Fund will be reduced 8 - 25%, resulting in a loss of \$276,000 - \$874,000. The budget for Housing Choice Renewals will likely be slightly higher this year but, Housing Choice Voucher Administrative Fees will be lower. The Veteran's Affairs Supportive Housing Vouchers and the Family Self Sufficiency will be level funded. The Choice Neighborhoods Initiative and the Community Development Block Grant will likely be reduced. [A copy of the presentation is attached.]**

#### **FY 2010 Public Housing Assessment Score Details**

**Mr. O'Rourke presented the details of the PHAS report to the board. The PHA scored as follows on the four PHAS Indicators: 24 out of 30 for physical, 29 of 30 for financial, 29 of 30 for management, and 9 or 10 for resident. Being designated a High Performing housing authority will result in "bonus" funds from the Capital Fund Program from HUD. [See the attached report.]**

#### **Choice Neighborhood Initiative Status Report**

**The Executive Director stated that the next principals' meeting (of the four primary CNI partners) is tomorrow, and that the budgets and contracts will be discussed. The website is up and running and contains links to Local Initiative Support Corporation and Olneyville Housing Corporation.**

## **Presentation: Insurance & Risk Management**

**Mr. O'Rourke introduced Kimberly Dawley, the Human Resources Manager, who presented a slideshow explaining the PHA Workers' Compensation Insurance.**

**At the completion of that presentation Mr. O'Rourke introduced Mark Ouellet, General Counsel/Risk Manager, whose presentation detailed the other types of insurance the PHA carries, including liability, property, auto, fidelity, boiler & equipment, and officers & directors.**

**Mr. Ouellet also announced that the PHA had received two awards from the Housing Authority Insurance Group for 2011. The first is a certificate for a Star Performer for Risk Control Administration, and the second is a beautiful wood and glass award for Most Improved Claim History in the category of 2500 Units or More.**

**Mr. Ouellet also announced that one of our residents, Tiffany Rezendes, had been awarded a \$2500 Scholarship from HAIG this year. She is a graduate of Classical High School and currently attends Rhode Island College majoring in social work. [Copies of the presentations are attached.]**

## **Presentation: Summer Programming at the PHA**

**The Executive Director presented a slideshow created by the PHA summer interns that included photos taken at adult and youth events**

**this summer at all of the PHA Developments. [A copy of the presentation is attached.]**

## **RESOLUTIONS:**

**There were no resolutions.**

## **OLD BUSINESS**

**Commissioner Narducci announced that there is a new police Lieutenant in his district. Lt. Alyssa Deandrade is well respected and Monica Almeida, manager of Chad Brown, has already been in touch with her.**

## **NEW BUSINESS**

**No new business.**

## **ADJOURNMENT**

**There being no further business, Chairman Waldman accepted a motion to adjourn from Commissioner Giraud, seconded by Commissioner Taylor. The meeting adjourned at 6:24 PM.**

**Minutes Submitted and Approved By:**

<b>Beth Herosy</b>	<b>Stephen J. O'Rourke</b>
<b>Recording Secretary</b>	<b>Executive Director</b>